

ORDINANCE NO. 25-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN AMENDING SECTIONS 159.034, SUBDIVISION B., 159.516, SUBDIVISION E., AND 159.518, SUBDIVISION M., OF CHAPTER 159 OF TITLE XV ("LAND USE") OF THE AUBURN MUNICIPAL CODE REGARDING SHORT TERM RENTALS IN THE CENTRAL BUSINESS (C-2) DISTRICT

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**THE CITY COUNCIL OF THE CITY OF AUBURN DOES ORDAIN AS FOLLOWS:**

**Section One: Code Amendment.** Section 159.034, subdivision B., of Chapter 159 of Title XV the Auburn Municipal Code is hereby amended to add subdivision B.70. to read as follows:

B. The following uses shall be permitted in the Central Business (C-2) District when conducted within a building or other applicable area:

...

70. Short term rentals as regulated by §§ 159.510 *et seq*

...

**Section Two: Code Amendment.** Section 159.516, subdivision E., of Chapter 159 of Title XV the Auburn Municipal Code is hereby amended to read as follows:

*E. Notice of Application.*

1. The Director shall provide notice of application, including a copy of the good neighbor brochure, for a short term rental permit to the property owners located within a 100-foot radius of the property that the short term rental unit is situated within 10 days of approving the application.
2. The notice of application shall state that the noticed owners may file a written protest against the proposed short term rental with the Director. All protests must be postmarked or received not less than 10 days of the mailing of the noticed application.

3. Subdivisions E.1 and E.2 shall not apply to short term rentals in the Central Business (C-2) District.

**Section Three: Code Amendment.** Section 159.518, subdivision M., of Chapter 159 of Title XV the Auburn Municipal Code is hereby amended to read:

M. The owner shall comply with the requirements of Auburn Municipal Code section 33.185 et seq. regarding transient occupancy taxes.

**Section Four: California Environmental Quality Act.** The City Council has considered all of the evidence in the record, including the staff reports, the testimony received during the meeting on the matter held by the City Council, and hereby determines that that the adoption of this Ordinance will not have a significant effect on the environment. This Ordinance is therefore exempt from California Environmental Quality Act (CEQA) review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations. If this Ordinance is found subject to CEQA, it is categorically exempt therefrom pursuant to Title 14, Section 15305 of the California Code of Regulations (Minor Alterations in Land Use Limitations).

**Section Five: Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance or the rules adopted hereby. The City Council of the City of Auburn hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section Six: Inconsistent Provisions.** Any provision of the Auburn Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this Ordinance.

**Section Seven: Publication and Effective Date.** This ordinance shall take effect 30 days after final adoption. The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code section 36933, a

summary of this Ordinance may be published and posted in lieu of publication and posting of the entire text.

INTRODUCED by the City Council on the 14th day of July 2025; and

PASSED AND ADOPTED at a regular meeting of the City Council on the 11th day of August, 2025, by the following vote:

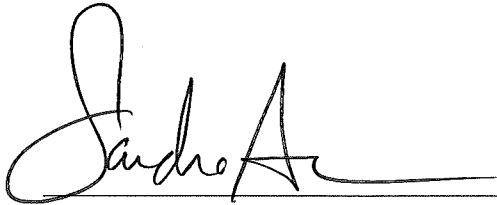
AYES: RADELL-HARRIS, DAVIS, HOLMES, AMARA

NOES:

ABSENT: DOWDIN CALVILLO


ABSTAIN:

DATED: August 11, 2025



Sandra Amara, Mayor

ATTEST:



Amy Lind, City Clerk